

'Victory', 12 Selwyn Close, West Meads, Bognor Regis, West Sussex, PO21 5RT  
£400,000  
Freehold

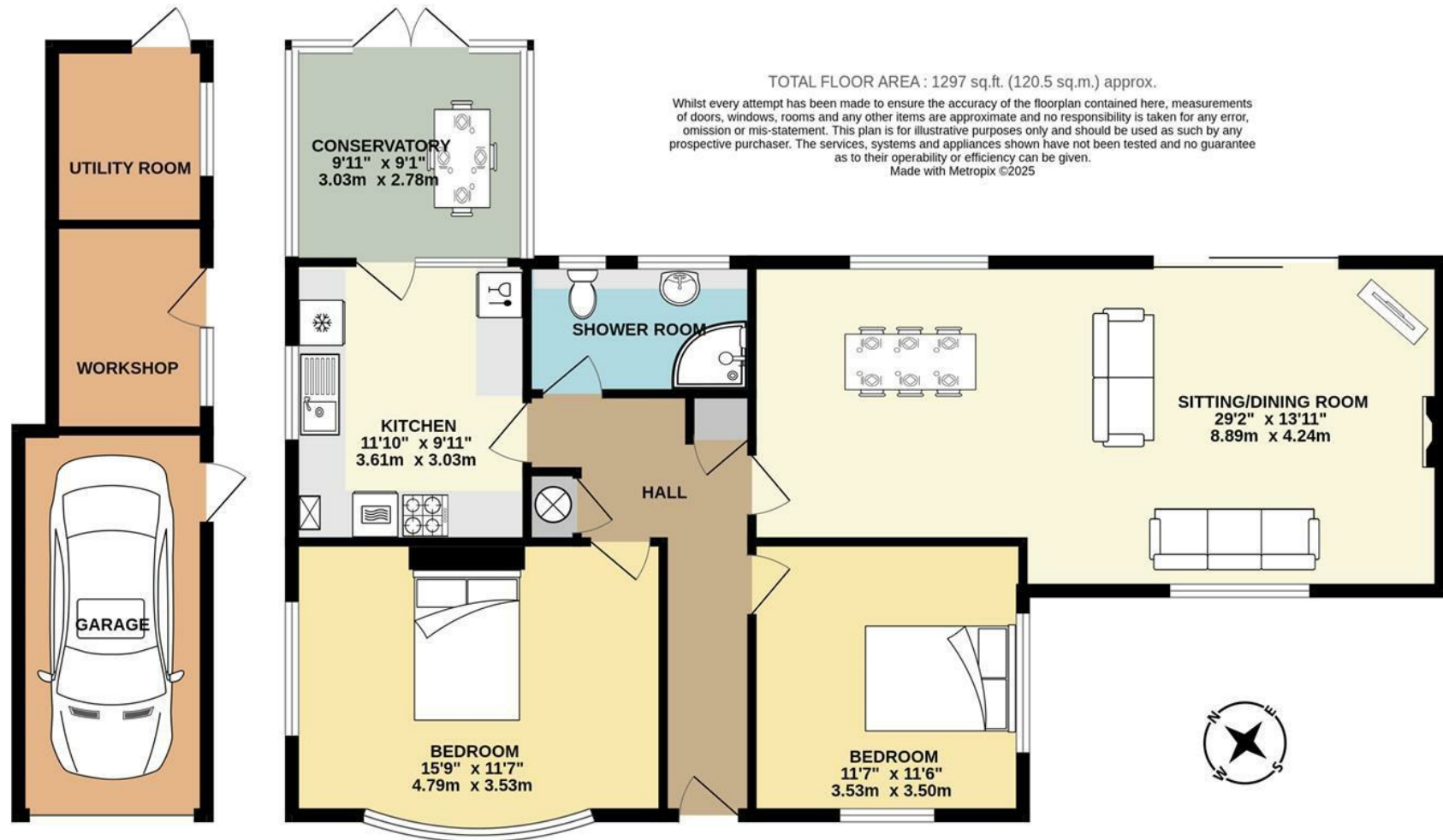
**FARNDALL**  
ESTATE AGENTS





# GROUND FLOOR

1297 sq.ft. (120.5 sq.m.) approx.



- Superb Extended Detached Bungalow
- Large Sitting Room/Dining Room with doors to rear garden
- Modern Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Conservatory, Utility Room and Workshop
- Block-Paved Driveway to Garage
- Large Rear Garden with mature planting and hedges
- No Forward Chain
- uPVC Double Glazing and Gas Central Heating



The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND D**

#### **LOCAL AUTHORITY**

Arun District Council, Arun Civic Centre,  
Maltravers Road, Littlehampton,  
West Sussex, BN17 5LF  
Tel: 01903 737500







# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex


PO21 2NW

01243 869991

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<http://www.farndells.com>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Council Tax Band D